

MINUTES – JUNE 18, 2007

The Caswell County Board of Commissioners met in regular session at the Historic Courthouse in Yanceyville, North Carolina at 6:30 p.m. on Monday, June 18, 2007. Members present: George W. Ward, Jr., Chairman, Jeremiah Jefferies, Vice-Chairman, William E. Carter, Nathaniel Hall, Larry G. Hamlett, Kenneth D. Travis, and C. Hester Vernon, III. Also present: Kevin B. Howard, County Manager and Shannon White representing The Caswell Messenger. Wanda P. Smith, Clerk to the Board, recorded the minutes.

MOMENT OF SILENT PRAYER

Chairman Ward opened the meeting with a Moment of Silent Prayer.

APPROVAL OF AGENDA

Mr. Kevin Howard, County Manager, requested that the Board add Acceptance of High Bid for Sale of Guilford Mills Building to the agenda.

Commissioner Jefferies moved, seconded by Commissioner Travis to approve the agenda as presented with the addition as noted. The motion carried unanimously.

APPROVAL OF CONSENT AGENDA

Commissioner Jefferies moved, seconded by Chairman Ward to approve the Consent Agenda as presented. The motion carried unanimously.

The following items were included on the Consent Agenda:

1) Approval of Minutes of May 14, 21, and 30, 2007 Meetings

2) Tax Director's Monthly Report for May, 2007

Total Amount of Taxes Collected for May, 2007	\$240,977.24
Tax Maps/Cards	\$ 71.75
County Maps	\$ 51.35
Beer License	\$ 5.00
NSF Charge	\$ 25.00
Wine License	\$ 25.00
2007 Prepayments	\$ 8,182.64

PUBLIC COMMENTS

Chairman Ward opened the floor for public comments.

Mr. Melvin Butler, Chairman, Planning Board, came before the Board to update them on the Jordan Lake initiatives. Mr. Butler informed the Board of a meeting he attended this past week on Jordan Lake and that there would be public hearings in Carrboro, NC on July 12, 2007 in the evening and on July 17, 2007 at Elon, NC in the afternoon and evening. Mr. Butler stated that the proposed Jordan Lake rules would affect Caswell County tremendously. Mr. Butler presented to the Board a sample of a letter from the Piedmont Triad Council of Governments that each County government and municipality is being requested to adopt and send in to the NC Department of Environment and Natural Resources opposing the proposed changes they are presenting. Mr. Butler added that someone from the County needs to attend one of these hearings to voice opposition to what is being proposed.

Ms. Thomasine Stewart, Administrator, Caswell House Assisted Living Facility, came before the Board to inform them of the services that they offer the residents of Caswell County. Ms. Stewart stated that the Assisted Living Federation of America defines assisted living as a special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with their daily living activities. Ms. Stewart added that assisted living is appropriate for someone who is too frail to live at home, but does not need the skilled nursing care of a nursing home. Ms. Stewart stated that opening in 2007, Caswell County will offer truly affordable assisted living in an atmosphere where residents can live life their way. Residents will enjoy spacious living rooms, a covered porch, and the fenced, landscaped grounds will provide a comfortable residential atmosphere. Both the building and grounds will be secure, for the added comfort of those residents who have a tendency to wander. Numerous social and recreational activities will be planned and conducted on-site, along with cookouts, outdoor leisure time, and trips, plus transportation will be available for doctor's appointments, shopping, and outings, all provided with the professional care, concern, and commitment of dedicated staff members whose only goal is the comfort, well-being, and support of its residents. Ms. Stewart added that Caswell House will offer residents either private, or companion room accommodations and noted that payment of the services will come from public assistance, as well as private pay.

#### PUBLIC HEARING – PROPOSED BUDGET FOR FISCAL YEAR 2007-2008

Commissioner Carter moved, seconded by Commissioner Travis that the Board enter into a public hearing to receive comments on the proposed budget for fiscal year 2007-2008. The motion carried unanimously.

Mr. Wally Ewalt, of 5869 US Hwy 158W, Yanceyville, NC, came before the Board to speak concerning the proposed budget. Mr. Ewalt stated that in hearing comments around town about the County budget, he often hears that no one understands how Caswell County's budget relates to comparable budgets for similar counties in North Carolina. Mr. Ewalt added that it seems that the missing ingredient is that no one is aware of whether what is being paid in the County is comparable or in line with other counties similar to Caswell. Mr. Ewalt stated that if there is no comprehension about how Caswell compares to other counties, there is no understanding of whether the County

is in a good position. Mr. Ewalt noted that he has read the County's budget probably five times over the past 14 years and he wondered if anyone has ever considered starting with a zero budget instead of starting with what was appropriated in last year's budget, and having staff budget by justifying every expenditure. Mr. Ewalt stated that all of his suggestions are made constructively to try and get the community to understand what the Board is up against and help in trying to identify those areas that need to be handled differently.

Mr. William Barnes, Vice-President of Administrative Services, Piedmont Community College, came before the Board and stressed the need of the College for its budget request as presented for Fiscal Year 2007-2008. Mr. Barnes reported that PCC has substantially increased the square footage of the College by approximately 11,000 square feet, which is 40% more square footage that they have maintained in the past. Mr. Barnes stated that utility costs, of which they do not have a lot of control, have increased. Mr. Barnes added that PCC has not had an increase in personnel since the College first began 20 years ago and they really need one additional Custodian because all they currently have is one Custodian and one Maintenance worker. Mr. Barnes noted that this position is needed because PCC is beginning to have more problems with security, safety, and discipline issues.

Ms. Sue Graves, sixth grade teacher, Dillard Middle School, came before the Board and stated that she has just completed her 23<sup>rd</sup> year of teaching in North Carolina and 18<sup>th</sup> year in Caswell County. Ms. Graves stated that she was present today representing the Caswell County Association of Educators and in support of the budget presented by the Caswell County Board of Education for fiscal year 2007-2008. Ms. Graves addressed specifically, the Teachers' Supplement, and stated that research shows that the one indicator in public education that has the greatest impact on the success of a child in school is the quality of his or her teacher. Ms. Graves added that Caswell County must recruit and retain highly qualified teachers and the County is in competition with neighboring school districts that offer much greater teachers' supplements. Ms. Graves addressed recruitment and retention difficulties that the Caswell County School System faces. Ms. Graves noted that the teachers' supplement rate for Caswell County is 1.59%, while in Guilford County the rate starts at 14.73%. Ms. Graves stated that with a turnover rate of approximately 12% each year, the County School System is constantly having to readjust to new personnel. Ms. Graves asked that the Board consider the issues that she mentioned with regards to recruiting and retaining highly qualified teachers for the children of Caswell County and find the means to fully fund the School's budget.

Ms. Jo Page Sicz, member of the Board of Directors of the Animal Protection Society came before the Board to address them concerning their budget request. Ms. Foy Lockhart, member of the Animal Protection Society Board of Directors was also present. Ms. Sicz discussed the Animal Welfare Act and added that nine-tenths of what they do is dictated by the State. Ms. Sicz stated that whatever the Board could appropriate to the Animal Shelter would be greatly appreciated. Ms. Sicz informed the Board of the need to increase the pay of their employees because they just lost three employees in the past few months because of the low pay. Ms. Sicz stated that they have a nice shelter now and

they are very humane with the animals. Ms. Sicz informed the Board that last year they received 2,358 animals, with 1,683 being euthanized.

There being no further comments, Chairman Ward declared the public hearing closed.

#### PUBLIC HEARING – SCATTERED SITE HOUSING GRANT

Commissioner Jefferies moved, seconded by Commissioner Carter that the Board enter into a public hearing to receive comments concerning the closeout of the Community Development Block Grant Scattered Site Project (04-C-1339) to the North Carolina Division of Community Assistance. The motion carried unanimously.

Mr. Michael Walser, of Hobbs, Upchurch & Associates and Administrator of the Scattered Site Project, came before the Board and stated that the purpose of this public hearing is to close out the 2004 Community Development Block Grant, which is the Suburban Mobile Home Park Sewer Infrastructure Project. Mr. Walser informed the Board that there were 26 mobile homes in the park and the Health Department had instructed the park owners to correct its failing septic system and they were on the verge of having to close the park. Mr. Walser stated that a \$120,000 grant was obtained from the North Carolina Department of Commerce, Division of Community Assistance to make improvements to the sewer system in this park, and as a result, were able to benefit 63 low to moderate income individuals with having sanitary sewer conditions and not being forced to move out of the park. Mr. Walser informed the Board that this project is complete and has been successfully audited.

There being no public comments, Chairman Ward declared the public hearing closed.

Commissioner Hall moved, seconded by Commissioner Travis for approval of the closeout of the Community Development Block Grant Scattered Site Project dealing with the Suburban Mobile Home Park. The motion carried unanimously.

#### REQUEST FOR ADOPTION OF AMENDMENT TO WATERSHED PROTECTION ORDINANCE

Ms. Sarah Hall came before the Board to request that it consider the adoption of an amendment to the Watershed Protection Ordinance. Ms. Hall stated that she received some property from a family member and made plans to place a modular home on the land. Ms. Hall added that when she received the land, there was a stick built house which she lives in now. Ms. Hall stated that there was also a double wide mobile home on the property involved in foreclosure proceedings, which she did not own and of which she had removed. Ms. Hall added that there is still a well, septic tank, and electrical hookups. Ms. Hall stated that she has been told that she cannot place her modular home on this property because it would be in violation of the Watershed Protection Ordinance because she had stated that she would be offering for rent the stick built house when she moved into the modular home, and she would not be allowed to make a profit on the home.

Ms. Hall provided the Board with excerpts from Alamance County and Guilford County's Watershed Protection Ordinances which provided exemptions in which an individual could replace or rebuild where the existing home was located as long as it causes no further damage to the property. Ms. Hall stated that she would be replacing a three bedroom double-wide with a three bedroom modular home and would be using the same well and septic tank.

Ms. Hall requested that the Board adopt an amendment that would provide for some type of exemption to its Watershed Protection Ordinance similar to that of Alamance and Guilford Counties or grant a variance for the house. Mr. Kevin Howard, County Manager, explained the procedure and stated that the Board could now vote to send this request to the Planning Board and they have 45 days in which to respond.

Commissioner Carter expressed concern over the \$1,000 cost that Ms. Hall has incurred due to her not being able to place her modular home on her property. Commissioner Carter stated that Ms. Hall is just replacing a dwelling that was there on the land using the same well and septic tank and he did not see a problem with this. Mr. Howard clarified that the County's Watershed Protection Ordinance requires that there be three acres per dwelling in the critical watershed area.

Commissioner Hall stated that anytime the Planning Board reviews something, it should send a report to the Board of Commissioners of what they reviewed, action taken, and the reason why.

Mr. Howard clarified that the Planning Board denied the variance request by Ms. Hall and she is now requesting that the Board of Commissioners consider adopting an amendment to the Watershed Protection Ordinance that would allow her to replace the dwelling.

Commissioner Travis stated that Ms. Hall wants to place a modular home on this property in the same place as the doublewide and he did not see why there is a problem with it.

Commissioner Carter expressed concerns that Ms. Hall has been dealing with this situation for two months.

Upon questioning from Chairman Ward, Mr. Howard confirmed that there is nothing that the Board of Commissioners can do at this point to address Ms. Hall's request that would not be in violation of the Watershed Protection Ordinance.

After further discussion, Commissioner Vernon moved, seconded by Commissioner Jefferies that Ms. Sarah Hall's request for an amendment to the Watershed Protection Ordinance be referred to the Planning Board and that the proper procedures be followed. The motion carried by a vote of five to two with Commissioners Carter and Travis voting no.

Chairman Ward suggested that the Planning Board schedule a special meeting in order to expedite Ms. Hall's request.

APPROVAL OF LETTER OF AMENDMENT BETWEEN DANVILLE REGIONAL FOUNDATION AND CASWELL COUNTY, NC

Mr. Kevin Howard, County Manager, presented for the Board's consideration a Letter of Amendment that would allow for a 45 day extension for Item 3, Letter of Amendment, January 26, 2007, between Danville Regional Foundation and Caswell County, NC. Mr. Howard informed the Board that he sent a letter to the Danville Regional Foundation requesting the 45 day extension and the Foundation has agreed to this extension. Mr. Howard stated that Item 3 of the Agreement would now read, "Caswell County agrees to provide evidence of site certification, approved design, and substantial progress toward a construction contract by August 15, 2007."

After further discussion, Commissioner Hall moved, seconded by Commissioner Travis to approve the Letter of Amendment between Danville Regional Foundation and Caswell County, NC as presented. The motion carried unanimously.

APPOINTMENTS TO AGRICULTURAL ADVISORY COMMITTEE

Chairman Ward moved, seconded by Commissioner Hall to reappoint Mr. John M. Shumaker and Mr. C. Hester Vernon to the Agricultural Advisory Committee. The motion carried unanimously.

APPOINTMENT TO CASWELL COUNTY JOINT NURSING HOME/ADULT CARE HOME COMMUNITY ADVISORY COMMITTEE

Chairman Ward moved, seconded by Commissioner Jefferies to reappoint Ms. Brenda Long to the Caswell County Joint Nursing Home/Adult Care Home Community Advisory Committee. The motion carried unanimously.

APPOINTMENTS TO ECONOMIC DEVELOPMENT BOARD

Chairman Ward moved, seconded by Commissioner Hamlett to reappoint Ms. Maureen M. Jordan, Mr. George B. Daniel, and Ms. Shirley C. Deal to the Economic Development Board. The motion carried unanimously.

APPOINTMENTS TO FARMER LAKE BOARD

Chairman Ward moved, seconded by Commissioner Travis to appoint Mr. Lloyd H. Garland, Ms. Lisa O. Watlington, and Mr. Eugene Riddick to the Farmer Lake Board. The motion carried unanimously.

### APPOINTMENTS TO HYCONEECHEE REGIONAL LIBRARY BOARD

Chairman Ward moved, seconded by Commissioner Jefferies to appoint Ms. Lucindy A. Willis and Ms. Betsy C. Watlington to the Hyconeechee Regional Library Board. The motion carried unanimously.

### APPOINTMENT TO JURY COMMISSION

Chairman Ward moved, seconded by Commissioner Travis to reappoint Ms. Dianne C. Moorefield to the Jury Commission. The motion carried unanimously.

### APPOINTMENTS TO JUVENILE CRIME PREVENTION COUNCIL

Chairman Ward moved, seconded by Commissioner Jefferies to appoint Mr. David R. Carter as the Chief Court Counselor and Ms. Pamela W. Page as member-at-large to the Juvenile Crime Prevention Council. The motion carried unanimously.

### APPOINTMENT TO RECREATION COMMISSION

Chairman Ward moved, seconded by Commissioner Jefferies to appoint Mr. Charles Michael Stanley to the Recreation Commission. The motion carried unanimously.

### APPOINTMENT TO SOCIAL SERVICES BOARD

Commissioner Jefferies moved, seconded by Commissioner Carter to reappoint Ms. Ethel B. Gwynn to the Social Services Board. The motion carried unanimously.

### JULY MEETING SCHEDULE

Commissioner Hamlett moved, seconded by Commissioner Travis to schedule one meeting for the month of July, to be held on Monday, July 16, 2007, at 6:30 p.m. The motion carried unanimously.

### HIGH BID – FORMER GUILFORD MILLS BUILDING

Mr. Kevin B. Howard, County Manager, reported that the high bidder for the sale of the former Guilford Mills Building, owned by the County, was submitted by VRTX, Inc. in the amount of \$180,000. After discussion, Commissioner Vernon moved, seconded by Commissioner Jefferies to accept the high bid of \$180,000, as submitted by VRTX, Inc. for the purchase of the former Guilford Mills Building. The motion carried unanimously.

### ANNOUNCEMENTS

Commissioner Vernon informed the Board that he recently attended the North Carolina Association of County Commissioners' Board of Directors meeting and they discussed a number of pending items that are still being discussed in the legislature. Commissioner

Vernon stated that they were urged to contact their legislators and ask that they approve one of the three proposals on Medicaid relief that is currently in the Senate.

CLOSED SESSION

Commissioner Hamlett moved, seconded by Commissioner Jefferies that the Board enter into closed session to consider the competence, terms of appointment, and performance of an individual public officer (NCGS 143-318.11(a)(6)); to instruct the public body's staff concerning the position to be taken in negotiating the price and other material terms of a contract for the acquisition of real property by purchase, option, exchange, or lease (NCGS 143-318.11(a)(5); and to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body (NCGS 143-318.11(a)(4)). The motion carried unanimously.

REGULAR SESSION

Commissioner Jefferies moved, seconded by Commissioner Travis to resume regular session. The motion carried unanimously.

THE ADJOURNMENT

At 9:05 p.m. Commissioner Jefferies moved, seconded by Commissioner Hamlett to adjourn the meeting. The motion carried unanimously.

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Wanda P. Smith  
Clerk to the Board

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George W. Ward, Jr.  
Chairman

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